019.0	0003	0007.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 793,200 / 793,200
					USE VALUE: 793,200 / 793,200
					ASSESSED: 793,200 / 793,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARSDEN JANET L & MARK A
Owner 2:	
Owner 3:	
Street 1:	96 BAY STATE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAC DONALD JANET L -
Owner 2:	MARSDEN MARK A -
Street 1:	96 BAY STATE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1696 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6745.000	264,200		529,000	793,200
Total Card	0.155	264,200		529,000	793,200
Total Parcel	0.155	264,200		529,000	793,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.69 /Parcel: 467.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13933

GIS Ref

GIS Ref

Insp Date 04/07/14

!1641!

PREVIOUS ASSESSMENT

Parcel ID 019.0-0003-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	264,200	0	6,745.	529,000	793,200		Year end	12/23/2021
2021	101	FV	255,400	0	6,745.	529,000	784,400		Year End Roll	12/10/2020
2020	101	FV	255,400	0	6,745.	529,000	784,400	784,400	Year End Roll	12/18/2019
2019	101	FV	215,100	0	6,745.	684,600	899,700	899,700	Year End Roll	1/3/2019
2018	101	FV	215,100	0	6,745.	435,600	650,700	650,700	Year End Roll	12/20/2017
2017	101	FV	215,100	0	6,745.	398,300	613,400	613,400	Year End Roll	1/3/2017
2016	101	FV	215,100	0	6,745.	323,600	538,700	538,700	Year End	1/4/2016
2015	101	FV	202,400	0	6,745.	323,600	526,000	526,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:19:44

LAST REV

Date	Time
03/29/19	09:40:33
mmcmakin	
1641	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC DONALD JANE	1397-40		3/10/2011	Convenience	1	No	No		
MAC DONALD JANE	1289-25		8/16/2004	Family	99	No	No		
	537-101		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2008	1431	Manual	12,800	O				extend breezeway a
5/6/2005	339	Renovate	14,685	C				finish storage spa
5/24/2004	550	Dormers	65,000	C		G6	GR FY06	new windows new de

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2014	Measured	PC	PHIL C
2/7/2009	Meas/Inspect	336	PATRIOT
3/30/2005	Permit Visit	BR	B Rossignol
11/5/1999	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
8/24/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	13933
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6745		Sq. Ft.	Site		0	85.	0.92	2									528,996						529,000	

Total AC/HA:	0.15484	Total SF/SM:	6745	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total: 528,996	Spl Credit	Total: 529,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34813833
Const Adj.:	0.99742496
Adj $ / SQ:	147.913
Other Features:	87846
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358918
Depreciation:	94754
Depreciated Total:	264164

COMMENTS

OF=SINK IN BMT. NC -CK FOR REAR EFP 7/09.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	1	HB					

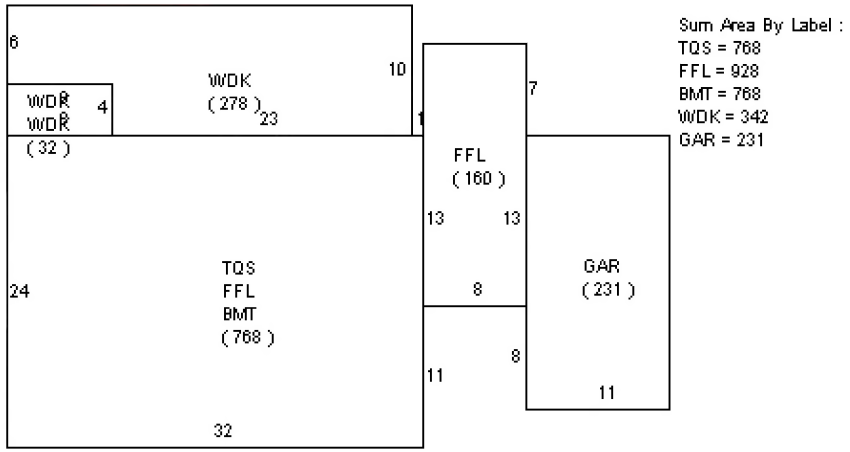
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.91
Special Features:	0	Val/Su Net:	92.86
Final Total:	264200	Val/Su SzAd	175.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	928	147.910	137,264
BMT	Basement	768	51.580	39,617
TQS	3/4 Story	576	147.910	85,198
WDK	Deck	342	8.900	3,044
GAR	Garage	231	25.760	5,950

Net Sketched Area:	2,845			Total:	271,073
Size Ad	1504	Gross Area	3037	FinArea	1696

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

019.0-0003-0007.A

IMAGE

AssessPro Patriot Properties, Inc